

---

# STATE OF INDIANA

---

DEPARTMENT OF LOCAL GOVERNMENT FINANCE



INDIANA GOVERNMENT CENTER NORTH  
100 NORTH SENATE AVENUE N1058(B)  
INDIANAPOLIS, IN 46204  
PHONE (317) 232-3777  
FAX (317) 232-8779

## **School Property Tax Control Board Meeting Minutes December 1, 2005**

The monthly meeting of the School Property Tax Control Board meeting was held on December 1, 2005. The meeting was held in the Indiana Government Center South, Conference Center Room 4, 302 West Washington Street, Indianapolis, IN 46204. Those present for the meeting were Richard Besinger, Roger Umbaugh, Dave Bowen, Chuck Nemeth, Joe Bronnert, Ken Barnes, Morris Mills and Teresa Hemmerle, Administrative Officer.

**Minutes and Discussion:** October 20, November 3 and November 15, 2005 meeting minutes.

Ms. Hemmerle noted the Richmond Community Schools shortfall appeal that was tabled from the last meeting needed a recommendation for the Commissioner. Ms. Hemmerle explained the appeal information indicated the shortfall was due to erroneous assessments. Mr. Besinger made a motion to approve the shortfall appeal. Mr. Umbaugh seconded the motion, which favorably carried 5-0. (Mr. Barnes and Mr. Mills were absent).

**Rockville Community School Corporation, Parke County:** Officials requested approval of a lease rental agreement with maximum annual payments of \$1,215,000 for 22 years. Total project costs are \$9,000,000. The tax rate impact is \$0.05 with a new facility rate impact of \$0.03 planned. The representative of the AFL-CIO opposed the common construction wage scale. There was no application for a petition and remonstrance process.

**Present for the hearing** was Gary Storie, Superintendent; Greg Harbison, School Board President; Roger Bridge, School Board Vice President; Janna Cripes, School Technology Director; Gary Hanner, School Attorney; Jim Boots, Construction Manager; David Partenheimer, Architect; Lonnie Therber, Therber & Brock and Jeff Qualkinbush, Barnes & Thornburg.

**Project:** The project involves an addition and renovation to Rockville Jr./Sr. High School.

- The Program of Facility requirements will be based upon an ultimate enrollment of 500 students. The Indiana Department of Education projections predict a continued steady enrollment.
- The current classrooms module of 800 square feet will be used for lecture instruction unless specific department requirements dictate otherwise.
- Classrooms will have provisions for one teacher and four/six student network technology drops per classroom. Student computer instruction will be located in Computer Labs.
- Computer labs will be adjacent to the Media Center.
- The internal layout of the academic spaces will be reconfigured to allow expansion of some departments and better separate Jr./Sr. High students.

- The addition of the new Administration area and public lobby creates a circular traffic pattern to gym, cafeteria and music.
- The renovated and relocation of the Media Center/Computer Labs creates a focal point/hub for the school based on educational needs.

#### Renovations:

- Guidance
- Existing Administration into Chemistry Lab; Biology and Chemistry classroom
- Existing Chemistry Lab and Biology to three (3) classrooms
- Enlarge existing Home Economics kitchen lab (using classroom between labs) into combined kitchen/sewing, etc.
- Existing sewing into an additional classroom
- Create a Study Hall and In-School Detention
- Choral and Music rooms to remove riser (purchase portable for choral, also stage, gym, etc.) Turn into multi-use classroom spaces.
- Renovate outdoor lockers

#### Major Renovation Needs:

- Replacement of single-pane/non-thermal break windows with insulated glass and frames
- Replace existing student lockers
- Repair exterior walls where differential settling has occurred
- General interior upgrades include new flooring, wall finishes (paint), ceilings, lighting and ADA restroom improvements
- Technology upgrades
- Relocate existing softball and baseball fields to new site
- Repair existing football seating area
- Add an all-weather track

**Comments:** The Superintendent spoke about the project. The project has been in the planning stages for the past several years. An architect developed a master plan in July 1994 and it was updated in 2003. There were upgrades made to the HVAC system in 1999 as well as a complete renovation and upgrade at the elementary school funded by a bond issue. The Capital Projects fund has been used for some projects. The remaining project affects the Jr./Sr. High School and this will complete the needs of the district for several years to come. The Jr./Sr. High School was built approximately fifty years ago and has not been updated since. It was constructed for larger group instruction and there is no functional science lab. The infrastructure is inadequate for technology and the restrooms are not ADA compliant. The facility does not have a front entrance. The softball and baseball fields are too small. The parking area at the facility is also a problem. The school board reviewed the needs of the facility. They want to ensure that technology is up to date and allow the school to be a community center. The 2003 plan indicated a new wing with eight classrooms and a new gym, but the school board decided to eliminate that from this project to address and renovate current areas. The project includes renovating 78,000 square feet and an addition of 9,200 square feet. The project mainly addresses maintenance issues. The flooring, wall coverings and ceilings will be replaced and the outdoor walls repaired. The project also includes new science classrooms and lab, new administrative offices and lobby. There will be internet access available throughout the building and phones in all classrooms.

The addition will take up some current parking area, so the ball fields will be moved to property to the west of the facility. This opens up an area for parking and green space for outdoor physical education. There will be bonds sold in the amount of \$9 million and the term of the lease is 22 years with a maximum payment of \$1,215,000 with payments set to begin in 2007. The tax rate impact is \$0.05 and there is no significant increase in the General fund expected. Their school district will still have the lowest tax rate in Parke County. Officials have been open with the public about the project and discussions began ten years ago. This project has been on every school board agenda for the past year. The question and answer sessions suggest there is strong community support and no remonstrance or vocal opposition has been expressed. This project is being undertaken to improve instructional programs to allow high school students to take advanced classes. It is necessary to move the ball fields to allow for the parking area. Officials feel athletics do play an important role in the education of students. There is no softball field at the high school currently.

Mr. Umbaugh noted the amortization schedule has a bond rate of 5.25%. He asked what the rate likely would be in today's market. Mr. Therber replied 5% or a little under. Mr. Umbaugh asked about the tax rate impact of that decreased rate and Mr. Therber estimated it would be very small at around \$0.01. Mr. Umbaugh asked if this would be structured around existing debt and Mr. Therber replied yes as this completes major building needs and officials felt this was the best option.

Mr. Besinger asked what percentage of the project is for educational purposes. The Superintendent said the baseball and softball fields are approximately \$700,000 to \$800,000. The architect stated the cost of the fields was over \$600,000. Mr. Besinger asked if architect fees were included in that figure. The Superintendent said the hard construction costs are \$6.2 million. Mr. Therber said they have updates on cost that breaks them down by building, site and fields. This recalculated the cost per square foot of building construction.

Mr. Bowen asked if the \$500,000 for technology included costs for infrastructure. The architect replied a portion is for infrastructure, with \$233,000 for equipment. Mr. Bowen noted he was trying to verify a difference of \$500,000. The architect said the numbers Mr. Bowen was referring to were pre-schematic and about half was for construction costs. Mr. Bowen asked if the \$144 per square foot includes the renovation and Mr. Therber said no just the new construction.

Mr. Nemeth asked if there are areas that need to be changed on the hearing information sheet. Mr. Therber noted the cost per square foot is automatically generated and the remodel was showing a cost of \$500 per square foot. Mr. Qualkinbush felt the hearing information sheet only captured 9,000 square feet when compared to \$9 million and it should have used 78,000 square feet in the calculation. Mr. Bowen said he felt like the site costs should be separated. Mr. Nemeth asked if the current baseball field is too small. The Superintendent said it is a home run derby and there is no parking area. It is currently located at the corner of the site with a ravine and a wooded area. Mr. Nemeth asked what was removed from the 13,000 square feet from the project. The Superintendent said they would have expanded the gym to add seating and a classroom wing. Officials felt the enrollment is stable and more space is not justified. Mr. Nemeth asked who in the community received phone calls to discuss the project. The

Superintendent said the calls were made randomly. He also noted they held an additional meeting to discuss the project. Mr. Nemeth noted the construction management fees were high and asked how they were getting these services. The Superintendent said he took over in January 2005 as the process had already begun. The school board and community were happy with the services provided by the firms that handled the elementary project. They have very little administrative staff so the construction manager is necessary for them.

Mr. Bronnert asked officials to submit detail on loose equipment and technology to the DLGF. Mr. Bronnert asked about the position of the three school board members who were absent from the lease hearing. Mr. Qualkinbush said the school board vote at the 1028 hearing was 7 to 0. Mr. Bronnert asked why the AFL-CIO representative was opposed to the common construction wage scale that was passed. Mr. Hanner replied that the scale passed was below what the union proposed. The committee felt the wage scale that was passed met the guidelines of the statute.

**Motion:** Mr. Bowen made a motion to approve a lease rental agreement with maximum annual payments of \$1,215,000 for 22 years. Mr. Barnes seconded the motion, which favorably carried 6-0. (Mr. Mills was absent).

**Noblesville Schools, Hamilton County:** Officials requested approval of a lease rental agreement with maximum annual payments of \$1,725,000 for 20 years. Total project costs are \$21,300,000 with \$2,000,000 from the Capital Projects fund. The tax rate impact of the project is \$0.05 with a new facility appeal impact of \$0.0167 planned. The common construction wage scale was passed by a 3-1-1 vote. The Governor's representative abstained and the representative of the State Federation of Labor voted against. There was no application for a petition and remonstrance process.

**Present for the hearing** was Dr. Lynn Lehman, Superintendent; John Atha, Assistant Superintendent; Terry Rich, School Official; Jack Hittle, School Attorney; Kevin Brinegar, School Board President; Jerry Rolfson, Architect; Randy Ruhl, City Securities Corporation and Jim Shanahan and Jane Herndon, Ice Miller.

**Project:** The new Noblesville Elementary School is designed for grades kindergarten through four and a planned capacity of 600. Grade level classrooms are oriented around a single courtyard allowing natural light into each classroom. Shared use spaces and central administration are located along a single spine corridor which feeds the classroom loop but separates the noise producing shared use spaces from the academic portion of the building. The primary entry points to the building are centrally located between the grade level loop and the shared use spaces.

The building site is designed with separate bus drop off/loading and auto drop-off drives to segregate auto and bus traffic. The primary parking area is located adjacent to the auto drop-off lane and primary visitor entrance. Overflow and staff parking are located near the receiving entrance. The bus drop-off area will double as a hard play area. A separate fenced kindergarten play area will be provided with direct access from all of the kindergarten classrooms.

The building will consist of a steel frame structure with steel stud framed brick veneer exterior walls except for the gymnasium and central mechanical room which will be concrete block with brick veneer. Interior wall construction will be steel studs with gypsum drywall. Walls will be painted except vinyl wall covering will be used along the lower portion of corridors and on tackable wall areas. The majority of the building will have a sloped roof structure with a standing seam metal roof. The gymnasium and some of the mechanical spaces will have a low slope roof with a membrane roofing system. Classrooms and corridors adjacent to the classrooms will be carpeted. The shared use spine corridor, cafeteria and art room will have vinyl composition tile flooring. The gymnasium will have a poured urethane multi-purpose flooring system. Toilet rooms and the kitchen will have ceramic porcelain paver tile flooring.

The facility will be fully sprinkled. Each grade level classroom will have a sink with bubbler. Urinals will be waterless type.

The building will utilize a variable air volume mechanical system with central boilers and chillers and a cooling tower. Cabinet unit heaters will be used at entry points to offset heat loss.

Each grade level classroom and computer rooms will be set-up for a projector and a minimum of four desktop computers. A cable tray system will be run throughout the corridor system for low voltage system and data wiring. All lighting will be fluorescent 2x4 or down lights except for the gymnasium which will utilize HID lighting.

**Comments:** The Superintendent spoke about the project. The project involves the construction of a new elementary school of 109,873 square feet with a capacity of 700 students. This is a replication of an existing design (White River Elementary) with the following changes; addition of two kindergarten rooms for full-day kindergarten, reconfiguration of the office to increase security, redesign of the media center for more efficient use of space and changes to reduce life cycle costs and operational expenses. The discussions of the need for this seventh elementary school began four years ago, but officials decided not to proceed at that time. The growth has been accommodated through larger class sizes and nine portable classrooms. There are several factors that prompt the need for this project. Noblesville Schools has experienced its largest back-to-back enrollment increases. A 2005 demographic study predicts an 8.85% K-4 enrollment by the fall of 2007 and also predicts a 15.99% increase in the same grade levels by 2008. The Indiana Department of Education enrollment projection predicts a 25% increase in K-4 enrollment by the fall of 2007. The City of Noblesville is on a trend to issue 32% more single-family home building permits in 2005 and this follows a 12.55% increase in 2004. The growth in the area is becoming more sustained. Officials have been notified by the Hamilton County Auditor that the assessed value for Noblesville Schools for 2005 pay 2006 would increase by over 9%.

Mr. Barnes said his school board recently decided not to build an elementary school due to costs and feels the cost of this project is reasonable. Mr. Barnes questioned the \$436,000 listed as other expenses. Mr. Ruhl referred to the Building Analysis and said it represents technology design and sewer fees among other things.

Mr. Nemeth asked who would serve as clerk of the works for this project. The Superintendent said that on past projects an administrative staff member was responsible for overseeing construction projects. The position was eliminated upon their retirement to save costs. Officials have not committed to anyone yet, but have had discussions with some firms.

Mr. Barnes asked if this is an 18 month project and the Superintendent said yes.

Mr. Nemeth asked if the cost of the project was nailed down since the date of the bond issue and the receipt of bids was the same. Mr. Ruhl said bids would be taken on February 2, 2006 and the bonds sold on February 23, 2006.

Mr. Umbaugh asked if interest rates were expected to be better than estimated and officials replied yes. Mr. Umbaugh asked about the tax rate impact of the expected lower interest rate. Mr. Ruhl said they have used a 5.5% interest rate, but would expect it to be 4.5% which would decrease the tax rate impact by \$0.005.

Mr. Bronnert asked officials to provide a list of loose equipment and technology to the DLGF.

**Motion:** Mr. Barnes made a motion to approve a lease rental agreement with maximum annual payments of \$1,725,000 for 20 years. Mr. Nemeth seconded the motion, which favorably carried 6-0. (Mr. Mills was absent).

**Western School Corporation, Howard County:** Officials requested approval of a general obligation bond issue in the amount of \$1,300,000. Total project costs are \$1,300,000. The tax rate impact is \$0.08 with no new facility appeal planned. The common construction wage scale was approved with the Governor's representative abstaining from the vote. The issue fell below the threshold for a petition and remonstrance process.

**Present for the hearing** was Ron Wilson, Superintendent; Randy McCracken, Assistant Superintendent; James McIntyre, School Attorney; Jerry Williams, Engineer; Lonnie Therber, Therber & Brock and Jane Herndon, Jim Shanahan and Thomas Peterson, Ice Miller.

**Project:** The condition of the wastewater utility system on the campus is fast approaching its usable life. The wastewater treatment plant has been modified several times over the past several years. Most of those modifications have come in conjunction with an expansion of the campus facilities. The plant is rated for .044 MGD and is constructed of steel tanks that are buried in the ground. The plant is located on the far southern boundary of the property in the low lying area south of the ball fields along the county drain. The plant equipment has experienced several failures in recent years, the failures range from mechanical equipment to failures in the treatment of the waste stream. The most crucial failure has been the plant's inability to adequately treat the ammonia in the waste stream, which has resulted in a Notice of Violation from IDEM. A sludge build up has occurred in the polishing ponds that have added to this condition. In addition, the plant has periodically been under water from the drain ditch that is located directly south of the plant. In general, the equipment has reached its life expectancy and is in need of complete replacement. The new wastewater treatment plant is to be designed for the current loadings and

expanded for future loads. The plant will be an activated sludge plant in concrete tanks with a capacity of .075 MGD.

**Comments:** The Superintendent spoke about the project. The project is necessary due to the condition of the wastewater utility system. The current system has been modified as the school facilities have been expanded. The location of the system is in a low lying area of the campus and has flooded periodically. The most crucial failure of the current system is the inability to treat for ammonia and has led to a violation from the Indiana Department of Environmental Management. The equipment has reached its useful life. The project involves construction of an activated sludge plant with concrete tanks and increases capacity over the current system. The tax rate impact of the debt is \$0.08 and officials expect to pay it off early in four years.

Mr. Umbaugh questioned the 5% interest rate being used. Mr. Therber said it would more likely be around 3.5%. Mr. Umbaugh asked why capitalized interest was included in this project. Mr. Therber said it is to keep the levy down for 2007 as bonds likely would not be sold in 2005 for a tax levy beginning in 2006 and 2007 would have two years interest accrued. Mr. Umbaugh asked if a levy were allowed in 2006 if the bond issue would be reduced and Mr. Therber replied yes.

Mr. Bowen noted the contingency of 15% and asked if it was for design or construction. Officials responded it was a construction contingency. Mr. Bowen asked what this was to protect them from and officials responded it is a bid contingency. It was noted the same firm cannot be construction manager and architect per statute and the Indiana Attorney General on public works projects. This project includes design and bid services, not construction management. Mr. Umbaugh said this is the typical scenario for this type of project.

Mr. Barnes asked if the financial adviser suggested a bank loan to fund this project. Mr. Therber said he did not suggest that option and has found bank interest rates to be higher. A bank loan would have decreased some of the costs of financing. Mr. Barnes asked if school officials ever knew of that option and Mr. Therber said he did not advise them.

Mr. Mills asked if there was \$135,000 from this issue that is covering a future project. Mr. Therber said they just held a 1028 hearing on a \$19 million project and the \$135,000 pays the architect fees for that project.

Mr. Bronnert asked if it would be possible for officials to save funds to cover this project. Officials replied it is getting too expensive to handle in the General or the Capital Projects fund.

Mr. Bowen asked if the control board has allowed fees for future projects before. Mr. Barnes said it is less expensive to do when the service is being provided. Mr. Therber noted the reduction in the bond capacity was due to a lower 2005 pay 2006 assessed value. Mr. Bowen asked when officials would be back for the \$19 million project and the Superintendent said possibly February 2006.

**Motion:** Mr. Barnes made a motion to approve a general obligation bond issue in the amount of \$1,300,000. Mr. Umbaugh seconded the motion, which carried 4-3. (Mr. Besinger, Mr. Nemeth and Mr. Mills cast the dissenting votes.)

**Carroll Consolidated School Corporation, Carroll County:** Officials requested approval of a general obligation bank loan in the amount of \$750,000. Total project costs are \$789,500 with \$39,500 from the Capital Projects fund. The tax rate impact of the loan is approximately \$0.22 based on the 2004 pay 2005 assessed value. The term of the loan is one year. The common construction wage scale was passed by a 2-1-1 vote. The AFL-CIO representative voted no and the Governor's representative abstained. The issue fell below the threshold for a petition and remonstrance process.

**Present for the hearing** was John Sayers, Superintendent; Sam Zook, School Official; Dana Hannemacher, Architect and Jane Herndon and Jim Shanahan, Ice Miller.

**Project:** The project consists of the following:

- \$72,000 for replacement of existing kitchen equipment at both the middle/high school building and the elementary school building. In both cases, all the equipment being replaced is at least 25 years old.
- \$136,000 to repair existing bleachers at the track/football field. The current bleachers are both unsafe and inaccessible. As part of this amount, a small amount of seating is being added to the home side.
- \$125,000 to replace existing lighting at the track/football field. The existing poles have reached the end of their life and are in danger of breaking.
- \$193,000 for restrooms and storage between the track and tennis courts for physical education. There are no restrooms close to the tennis courts. The restrooms at the track are "one-holers".
- \$36,000 to repair and resurface the existing tennis courts. The courts have large cracks which create trip hazards.
- The remaining amount will be used to replace existing roofs on the middle/high school building each of which are in the range of 15-20 years old.

**Comments:** The School Board President spoke about the project. The school board believes in a low and level tax rate. There were two members absent from the meeting. The community has been informed at several meetings and no objections have been raised.

The Superintendent continued the discussion. The project involves replacing the bleachers and lights at the football field. The bleachers are not being expanded, just improving to become ADA compliant. The light poles were installed forty years ago and need to be replaced. This is not a fancy and extravagant project as the bleachers are metal. The press box was built by custodial and maintenance personnel after work hours. The elementary students utilize the track heavily and the restrooms are not ADA compliant as they were built in the 1960's. The tennis courts are used by the community. They are continually upgrading the roof. The kitchen equipment is 25 to 30 years old and they can no longer find parts to repair some of them. The General fund is not in a condition to cover these projects. The Capital Projects fund does not



allow enough capacity to cover athletic facility improvements. The school board has begun looking at upgrades to the HVAC and science area next year and felt they wanted to do these things first with a one year debt issue. Officials have been negotiating with a local bank.

Mr. Besinger asked what the interest rate would be and the Superintendent said it was 3.75% 30 days ago, so officials hope for less than 4%. Mr. Besinger questioned the cost per square foot of \$205 for the restroom/storage building. The Superintendent said there is not an easy way to get the sewage out they will have to pump it out driving up the costs.

Mr. Nemeth asked if this issue is not a bond issue and the Superintendent confirmed it is a bank loan. Mr. Nemeth asked about the date of December 20, 2005 listed in the hearing information sheet and Ms. Herndon replied it was the expected date to close on the loan. Mr. Nemeth questioned if a bond counsel was needed for a bank loan. The Superintendent said the bond counsel assisted since they did not hire a financial adviser. Ms. Herndon noted this school did this type of loan last year and the bank required a bond counsel to make sure proper procedures were followed. Mr. Nemeth asked how the school district graduated 89 out of 90 in the freshman class. The Superintendent said they are a small rural school district and 87% of the most recent graduating class began there. They are very fortunate due to their size.

Mr. Mills asked what communities are served by the school district and the Superintendent said Flora, Burlington, Butler and Lexington.

Mr. Umbaugh asked if officials advertised the 2006 debt service. Officials said they filed for an additional appropriation and Ms. Herndon said it was included with the 2006 budget.

Mr. Bronnert asked about the tax rate impact. The Superintendent explained it is a one year repayment.

**Motion:** Mr. Nemeth made a motion to approve a bank loan in the amount of \$750,000. Mr. Besinger seconded the motion, which favorably carried 7-0.

**Whitko Community School Corporation, Kosciusko/Whitley County:** Officials requested approval of a lease rental agreement with maximum annual payments of \$2,562,000 for 20 years. Total project costs are \$16,415,000. The tax rate impact is \$0.1723 with a new facility appeal rate impact of \$0.0109 planned. The common construction wage scale was passed with the Governor's representative voting against. There was no application for a petition and remonstrance process.

**Present for the hearing** was Dr. Jeff Hendrix, Superintendent; Phil Menzie, Business Manager; Dirk Felger, Director of Maintenance; Parris Kruger, High School Principal; Hal Trump, David Tranter, Marie Trump and Pete Mitchell, School Board Members; Sid Baker and Jim Elizondo, City Securities Corporation; Dana Hannemacher, Architect; Jane Herndon and Jim Shanahan, Ice Miller and Cindy Riemersma, Randy Hollar, Frank Rhoads and Deb Thomas, taxpayers.

**Project:** Whitko High School was built and occupied in the early 1970's. During the last 30 years, the high school has had a new chiller, new windows and some ceiling tiles replaced.

Some of the regular teacher classrooms have been transformed into computer technology labs for students and teachers, along with a garage area that has been turned into a weight training room.

This upgrade and maintenance project will be focusing on addressing several current needs in the high school involving safety/health, general maintenance, and educational needs.

Our first priority in this project is safety and health. Currently, everyone who visits Whitko High School enters the school through doors that lead directly to the cafeteria. There are no buzzers or security cameras to monitor when or who enters the building. With over 100 students eating or congregating at one time in the cafeteria, these students are exposed directly to possible harm by anyone who enters the building from that entrance.

With the Americans with Disabilities Act, we must bring the building up to code and by law with a new elevator and a change of doors or hardware to specifically meet the needs of our handicapped children.

The high school experiences high humidity problems throughout the year. This humidity can cause numerous health-related problems for both employees and students.

Our second priority is the general maintenance of the building. The high school currently has boilers that are over 30 years old. They are no longer operating in a safe and manner as they once did. Unit ventilators and controls are also not working as efficiently as they could as a result of the HVAC system.

The outside north wall of the high school has several cracks that must be addressed. Due to structural movement by the metal beams, the walls have cracked and need repair.

Drinking fountains, student lockers, and classroom cabinetry are all in need of being replaced.

Finally, and the most important purpose for this project is addressing the educational needs of the students.

The high school art room is undersized and does not meet the needs of students taking classes. This project provides additional space for the art classes and students. Throughout the school year, there are up to three art classes held in one classroom during one period of the day. There is only one art teacher and there is a great demand for his classes. There are safety issues in the classroom. Students are crowded into a back area of the classroom to work on pottery wheels. The students must step over extension cords. They have very little space between each other. The kiln to fire the clay work is housed in the middle of the classroom. It does not have any barriers to keep students away from it, nor can it be fired during the day because of the odors that are emitted from the firing process.

The project also addresses combining the metal shop and welding shop classrooms together into one large classroom. This allows students to do work on the metals' machinery as well as use the welding equipment. Currently, the students are limited to using all the metal equipment

because of the lack of supervision and safety concerns that may result if the teacher were to leave the classroom.

The Family and Consumer Science classroom would be moved down to the D wing with the other special classrooms. The room would be bigger than the current classroom to allow for the teacher to have sewing machines in the classroom for student use. Currently, the sewing machines are housed in the school tunnels and are utilized only part of the year because they cannot be stored in the current FACS classroom. Most of the cabinetry or casework needs to be replaced as well because of the wear and tear over 30 years from student use.

The special education department will have all of their classrooms in the same area with this project. The present situation has one of the teachers in the D wing of the building and the other two teachers are in C wing. This configuration does not allow for teachers to plan together, share resources, or help supervise classrooms if needed.

A new classroom is being added that will address technology needs as well as current classroom needs. There is a teacher that must move from room to room using a cart because he does not have a permanent classroom. He does not have any place to store his instructional materials nor does he have any place to meet regularly with students. Furthermore, we want to address some of the technological issues by providing a classroom that will be user friendly for the teacher with whiteboards and speakers. These will aid in the overall instruction of the students.

The high school office area will be rearranged and expanded to provide more space for the counselors, school nurse, and the administration. More storage space will allow for current and past student records to be housed in the office area instead of in the tunnels.

A multipurpose room would also be added to this project. The physical education department does not have a physical fitness center near the gymnasium. Several minutes are used each day to take students from the gymnasium down to the weight room to use the equipment. Furthermore, 2 teachers cannot utilize the gymnasium at the same time because of limited space. The equipment includes mostly free weights, but does not have some of the aerobic equipment such as life cycles and treadmills that are needed as part of a good physical fitness regimen. The multipurpose room will also have a walking track and be utilized for PE classes to instruct students in volleyball and wrestling. Extracurricular programs will benefit as well.

Finally, the project will provide added benefits to the community. Community members will be encouraged to use the multipurpose room and fitness center for their own personal fitness needs. The community could also use the new room to hold meetings or events.

**Comments:** The Superintendent spoke briefly about the project.

Dave Tranter, School Board member, continued the discussion. He publishes a local newspaper and this building project has been front page news nine times. He is in his second term representing Cleveland Township where this facility is located and he understands the need for improvements. This facility has a positive impact on the rural community and is used heavily. The citizens of the district support this project.

Parris Kruger, High School Principal, continued the discussion. He acts as the school safety specialist as well. The building has served its purpose well, but the cafeteria is at the front entrance of the building. He sees former students who dropped out of school sitting with current students at lunch and there is no way for him to prevent this from occurring. The HVAC system is another issue of concern. They have mold problems in the fall due to high humidity levels.

Dirk Felger, Director of Maintenance, continued the discussion. The project will address three issues. The first is the lack of security for the building. There are windows along the front of the building and they have experienced a drive-by shooting in the past. The second is the 460 volt feed for power distribution is unusual and has failed. The third is there is no backup generator for the school and they lost power for two hours in sub-zero temperatures.

Frank Rhoads, lifetime resident and business owner, continued the discussion. He supports the project and understands firsthand the ADA issues. The current video security system is inadequate for a school of this size. This is the best of the three proposals brought before the school board.

Cindy Riemersma, taxpayer, spoke about the project. She has two daughters in the school system, one with special needs. The special needs program is in two separate areas currently. She worries about her daughter walking up the ramp that is currently in place. The technology also needs to be improved and she feels this project is a good option.

Randy Hollar, taxpayer, spoke about the project. A lawsuit was filed against the school district years ago on a prior project. Review of school board records found closed door meetings were held in violation of the law. A school was built after a ruling that proper procedures were not followed. He is familiar with the building needs as his son just graduated two years ago. He feels this school board and Superintendent are acting on concerns of facility needs and this project was not the most expensive solution. The school board members, as well as the administration, are available to talk to taxpayers with concerns.

The Superintendent continued the discussion. He also has letters from 20 other individuals and businesses supporting the project. The district is comprised of two K-5 elementary schools, a 6-8 middle school and a 9-12 high school. He began as Superintendent in the summer of 2003 by touring the buildings and discussing facility needs. They looked at the high school and if it is meeting student needs. It was built in the 1970's and has the original heat and controls still in use. There are three areas of concern to be addressed by this project. They are education and instruction, safety and health, and general maintenance. The problems in education and instruction stem from lack of space. Some teachers do not have a classroom and must keep their materials on a cart and move each period. The art classes are overcrowded and this project will provide additional space. The Science and Family & Consumer Science areas need new cabinets. The Family & Consumer Science classroom will be moved to the D wing of the building. The special education students will be placed in the same area with this project. The current showers in the facility have a step that prevents disabled students from using them. The project will also add an elevator and replace hardware on the doors. The metal and welding classes will be connected in this project. A new multipurpose room will include a fitness center. The new office configuration will allow administrative personnel to oversee those coming into the

building. The second area of concern is health and safety. The building does have a problem with mold that is becoming a problem on books in the media center and in some classrooms. A patron notified the Department of Health about the situation. There is an issue of standing water around the building that could get in. The entrance directly into the cafeteria also compromises student safety. The third area of concern is general maintenance of the facility. The boiler is over 30 years old and will be replaced with a more efficient system. There are cracks in the walls that need to be repaired. There will be new lockers installed, a new restroom added and updates to current restroom facilities. An architectural firm analyzed building needs and met with school officials to present their findings and costs. The architectural firm interviewed students, teachers, custodians, office staff and administrative staff as well as surveying the community to determine needs. Officials held seven public meetings in the evening or on Saturdays to gather input on the project. The architect presented three design/cost options to the board. The school board had concerns over the cost to taxpayers and settled on a project cost of \$16.4 million. There have been 25 meetings held on this project and it will impact all classrooms at the facility.

Mr. Mills noted he had not seen a generator requested on previous projects and asked for the cost of this item. Mr. Barnes noted it is not an item that is typically purchased from bond or construction funds. The Director of Maintenance said the cost is around \$100,000. Mr. Tanner said they felt damage would be done to the facility when power goes out and they estimate damage of \$50,000 every 15 minutes if water pipes burst. Mr. Bronnert noted the school is on a municipal system rather than a larger energy provider.

Mr. Bowen noted the current enrollment is 614 with a building capacity of 750 and asked about enrollment projections. The Superintendent said the 750 capacity is based on when it was built in 1970, which is before special education and technology programs of today. Mr. Bowen asked what the capacity will be upon completion of this project and officials replied 700 to 750. Mr. Bowen asked about the enrollment projections. The Superintendent said enrollment has been static. They are located in an economic corridor and Allen County growth is heading there way. The Superintendent said they expect this facility will take them out 10 to 15 years. There were some suggestions of a new high school, but officials felt did not feel a \$44 million project was feasible.

Mr. Barnes asked if the new multipurpose area was not large enough for gym class. The Superintendent said it would not be large enough for a basketball court, but could use it for wrestling and it will have a walking track. Mr. Barnes asked if this is a 9-12 facility and the Superintendent replied yes. Mr. Barnes questioned the wisdom of not making the multipurpose area competition size for evening practices. The Superintendent noted the elementary school is on the same campus and has a gymnasium they use. Mr. Barnes asked about the new art room. The Superintendent said the new area will allow more space for 40 students. Mr. Barnes asked if a teacher is moving around currently and the Superintendent said they have had up to 2 teachers moving from classroom to classroom. The Superintendent noted there would also be work done on the lecture room. Mr. Barnes asked about the three financing options. Mr. Elizondo said the school board selected the option of not paying principal initially and would start in the sixth year of repayment. The other two payment options were presented at the 1028 hearing along with the payment structure chosen.

Mr. Mills questioned if this was a \$50 million project since the payment requested is \$2.5 million and the term is 20 years. Mr. Elizondo said they expect the term will be 13.5 years when finalized.

Mr. Barnes asked if the term had just been determined. Ms. Herndon replied this lease is the same as any other.

Mr. Mills said the hearing information sheet dated October reports a longer term. Mr. Elizondo said the lease document specifies 20 years, but they will pare it back when bonds are sold.

Mr. Barnes asked if newspaper headlines ever indicated it would be five years before principal was repaid. Mr. Tanner noted this maintains an allowable tax rate. Mr. Hollar said they are trying to improve student safety now. Mr. Barnes suggested reducing the project down to most pressing needs. Mr. Elizondo said a shortened term will provide savings. Mr. Tanner said they were looking for what they could afford and the tax impact.

Mr. Nemeth asked how many meetings included discussions on financing. Mr. Elizondo said four meetings besides the 1028 hearing at least that discussed various payment structures.

Mr. Besinger asked if doors could be locked to address safety concerns and the Principal said they do lock doors except the front entrance.

Mr. Mills said he believes there should be a statutory provision to allow debt to come on immediately. Mr. Elizondo said the General Assembly did that, but they cannot pay rent right away. The DLGF will not allow a levy if bonds are not sold.

**Motion:** Mr. Bronnert made a motion to approve a lease rental agreement with maximum annual payments of \$2,562,000 for a term of 20 years. Mr. Umbaugh seconded the motion, which passed by a vote of 4-3. (Mr. Barnes, Mr. Besinger and Mr. Mills cast the dissenting votes.)

**Oak Hill United School Corporation, Grant/Miami County:** Officials requested approval of a lease rental agreement with maximum annual payments of \$900,000 for 22 years. Total project costs are \$9,975,000. The tax rate impact is \$0.2372 with no new facility appeal planned. The common construction wage scale was passed with the Governor's representative abstaining from the vote. There was no application for a petition and remonstrance process.

**Present for the hearing** was Jim Smith, Superintendent; Toby Middlesworth, School Board President; Scott Dubois, School Board Vice President; Kevin Pearson, School Board Member; Steve Gloyeske, Architect; Jerry Gibson and Eric Wolf, Construction Manager; Colette Irwin-Knott and Ryan Usher, HJ Umbaugh and Jane Herndon and Jim Shanahan, Ice Miller.

**Project:** Renovations/Addition to Oak Hill Jr./Sr. High School includes:

1. Renovate science labs and support functions (chemical storage)
2. Renovate lecture area to increase seating

3. Add two classrooms to combine with two current classrooms for special education
4. Minor renovation to media center for improved supervision and to provide for media retrieval system
5. Renovate guidance area to create teacher work area/dining area/resource area
6. Renovate and add to administrative area to include guidance, principal, assistant principal, athletic director, alternative classroom and improved security
7. Renovate 1960 kitchen and service area
8. Renovate public rest rooms
9. Combine weight room and wrestling room for expanded wrestling room
10. Renovate two classrooms to become training room
11. Renovate art and industrial technology areas to improve supervision, recognize gender equity, and consolidate functions-renovate agriculture area to create larger lab space
12. Add space for maintenance functions using current courtyard area
13. Add weight training/fitness lab
14. Upgrade entrances/exits, add parking for loss due to additions, install security fencing, renovate athletic building (public rest rooms), replace home football bleachers

**Additional:**

- Renovate all rest rooms (ADA issues)
- Replace student lockers
- Provide outdoor signage
- Increase security cameras and gates
- Replace exterior doors
- Replace windows
- Remove and replace wall coverings

**Comments:** The Superintendent spoke about the project. The school district is located five miles west of Marion and twenty miles northeast of Kokomo. The three small communities of Sweetser, Swayzee and Converse are located in the district and the high school sets at the intersection of State Roads 13 and 18. The current total enrollment of the district is 1,459 students. The focus of this project is on the high school. The building was constructed in 1971 and had no renovation or addition since except for water line replacement in 1999 and HVAC replacement in 2001. Officials have identified many academic, safety, functionality and general upgrade needs and are trying to address as many of those basic needs as possible while being very aware of the property tax issues facing patrons. There have been informal discussions held for about two years to discuss building needs. A patron group of 26 individuals was formed in November 2004 to determine needs at the high school. The group included farmers, business owners or professionals, retired persons, parents and a member of a local town board. This group met to tour the facility and discuss whether a study of needs and solutions was in order. It was their unanimous decision that a study be conducted and facility improvements should be planned. The school board approved in December 2004 a recommendation to hire a study team of architectural, construction management, and financial advisory services to find what was needed to take care of the education of the students for the next thirty years and to present plans to solve those needs. Public discussions of various aspects of the study, of the needs, and of the solutions to those needs were made 17 times between December and July 2005. Those discussions came in the form of study updates, presentations made by departments and areas,

student presentations, public forums and presentations by the architect, construction manager and financial advisor. A plan to meet all needs at a cost of \$25 million was presented to the patron group in April 2005 with a follow up meeting a week later to hear feedback. The group recognized the needs, but felt the cost was prohibitive. A public presentation of that plan was presented at the May 10, 2005 school board meeting. The school board asked the professional team to reprioritize the project to lower the cost. A revised plan of \$15 million was presented to the patron group on June 7, 2005 and the school board on June 14, 2005. There were two formal public forums held on June 15 and June 21 to present that revised solution and a great deal of comment and concern was gathered from the public regarding the size of the project. On June 28, 2005 the first 1028 hearing was conducted. The school board tabled a decision on the scope of the project until July 19 in order to further consider the input received and give any interested party more time to provide opinion. The re-advertised 1028 hearing was held on July 19 and the project presented at that time had been reduced to \$9.975 million. The school board vote was 5-2 to approve the project, with the two dissenting voters wanting a larger project to meet more needs. At the meeting, the public thanked the school board for listening to their concerns and endorsed this third plan as cost effective. There was no remonstrance filed or attempted to be filed against this project.

The School Board president continued the discussion. He has been a lifelong resident and owns a grain and livestock operation as well as a catering business in the community. There was some concern raised at the public forums on the initial \$25 million cost and again at the revised \$15 million cost. Most of the concern came from larger land and business owners and were solely on the size and scope of the improvements and not against the need for improvements. He is proud of the community for the respectful manner used in voicing concerns and the school board for listening to the issues raised and taking action to lower the scope of the project to an acceptable level. The school board was never threatened by a remonstrance by taxpayers in the district.

The Superintendent continued the discussion. Officials had no trouble collecting double the necessary signatures to continue with the formation of the lease agreement. Oak Hill produces above average test scores, above average graduation or persistence rates and above average college matriculation rates. The test scores of the special needs students is a source of concern in the district. Special education was not an area of focus when the high school was built in 1971, so there is no proper home for this program currently. Remediation for students struggling with the graduation exam has also been a recent program addition. The special needs population has increased dramatically since 1971, with growth equaling 33% from 1997 to 2005. An unused sewing lab and a storage closet have been converted to a teaching and learning space and offices for three teachers and two instructional assistants for special needs and remediation students. These improvements add two classrooms and provide a third to house these programs properly. The original science labs are being renovated to better prepare students for post-secondary pursuits. These improvements will provide more appropriate and secure guidance and counseling space, which is another area that has expanded in use since 1971. The project includes a fitness facility to provide the space needed to emphasize wellness and lifetime fitness and will be used by 12 classes within a 7 period day. The project also includes a general renovation of the building and includes upgrades to windows, doors, bathrooms and the kitchen. School officials and the community feel this project will address the academic needs of students while being cost effective.



Mr. Bowen asked about the enrollment projections for the district. The Superintendent said the enrollment is slowly declining a few students per year. There is some potential for growth with the addition of two 600 employee distribution centers in the area. Mr. Bowen questioned the per student area of the facility. The Superintendent noted this is a Jr./Sr. high school facility. Mr. Barnes suggested the information be recalculated with all students and areas. The Superintendent said the kitchen and cafeteria are shared spaces. There is also the issue of functionality of the facility with regards to special education and technology. Mr. Bowen asked if there are any areas of the building not being used and the Superintendent replied no.

Mr. Bronnert asked who is overseeing the project and the Superintendent said the architect and a construction manager. The construction manager will be on site on a daily basis.

Mr. Umbaugh asked if officials considered structuring this debt around current debt. The Superintendent said they did consider, but chose not to for interest savings and the potential of a future project.

Mr. Mills asked if the mechanical systems would last and the Superintendent said they had been replaced in the last six years.

Mr. Bronnert asked if the community were informed of the increases of 71% to debt service and 25% in total taxes. The Superintendent said they were explained at the public forums and both 1028 hearings and caused the size of the project to decrease from a cost of \$25 million.

Mr. Bronnert noted the architect and construction manager fees are higher than typically seen. The Superintendent said the school board hired the firms in December, so they became involved earlier in the process. The redesign of the project two times also increased costs. They were also involved with the patron group meetings and discussions. A smaller project increases those percentages. The construction manager will be on site overseeing the project. Mr. Bronnert asked why the Governor's representative abstained from the common construction wage vote. The Superintendent responded they were told they always do that unless they need to break a tie. The Governor's representative was the chairman of the committee.

Mr. Barnes said he thought officials should remove the square footage of the Jr. high school area to recalculate space per student after the addition. The Superintendent said the Jr. high school area is 44,616 square feet and there are 260 students. Mr. Bowen recalculated and it amounts to 335 square feet after the addition based on over 750 students and 249,000 square feet.

**Motion:** Mr. Umbaugh made a motion to approve a lease rental agreement with maximum annual payments of \$900,000 for 22 years. Mr. Barnes seconded the motion, which carried 5-2. (Mr. Bronnert and Mr. Bowen cast the dissenting votes.)

**Community Schools of Frankfort, Clinton County:** Officials requested approval of a lease rental agreement with maximum annual payments of \$2,013,500 for 22 years. Total project costs are \$38,355,000 with \$1,000,000 from the Capital Projects fund. The tax rate impact is \$0.3297 with a new facility appeal rate impact of \$0.0303 planned. The common construction

wage scale was passed with the Governor's representative abstaining from the vote. There was a petition and remonstrance application filed and the outcome was 3,003 in favor and 1,662 opposed.

**Present for the hearing** was Dr. Kevin Caress, Superintendent; Dave Fowse, School Official; Dean Huddleston and Carol Bartley, School Board Members; Rita Williams, Principal; Stephen Mullen, Teacher; Don Stock, City of Frankfort Mayor; Bart York, Skillman Corporation; Mary Ellen Wolf, Ron Fisher and Lisa Gomperts, Schmidt Associates; James Moore, School Attorney; Susan Tharp, Purdue Extension Service; Colette Irwin-Knott and Ryan Usher, HJ Umbaugh; Jane Herndon and Jim Shanahan, Ice Miller and Joe Doan, Jeff Tatum, Tom Stout M.D., Ron Niemesh, John Morris, Ron Fischer and Dave Rodkey, taxpayers.

**Project:** Elementary School:

Objectives:

- The creation of two distinct schools with separate identities with some shared spaces for economy.
- A site that provides for good traffic flow and sufficient drop-off area for kindergarten.
- The creation of an efficient, compact floor plan with a comfortable family feel that provides for good teacher interaction and a good building flow.
- Providing for adequate storage throughout the building.
- A building layout that is child appropriate in heights and décor.
- A project that becomes a community focal point and creates a tie to the community by reusing portions of the existing elementary schools.

Project Summary:

The primary goal for the construction of the Frankfort Dual Elementary School is to enhance the education of current and future students by providing a facility that encourages learning and promotes new technology. The project will create two elementary schools, a K-2 and a 3-5 facility, on a single site that shares kitchen and boiler room facilities. The project will replace three aging elementary school facilities with two joined, modern and functional elementary schools on a single campus while reflecting the good stewardship of the Community Schools of Frankfort.

Upon completion of the project, the building's area will be approximately 160,000 gross square feet. The project is designed for an initial capacity of 525 for the K-2 school and 525 for the 3-5 school. Space has been provided on the end of each school for additional classrooms. The entire project is expected to be complete in July 2008 for student occupancy in August 2008.

Site:

The site includes storm water management systems to meet clean water requirements and the relocation of existing power lines. Vehicular and pedestrian access has been separated to help isolate walkers, parent drop-off, buses and deliveries. New road access will be created that includes acceleration and deceleration lanes.

### Building Construction:

The exterior of the building is brick with a combination of CMU and drywall on the interior. The roof includes both shingles and membrane. Structurally the building is using an economical light gauge metal truss and load bearing wall construction where possible. A steel frame is being used in larger volume areas.

### Building Systems:

The building includes an air-cooled mechanical system with energy recovery to save on utility costs, a centralized water heating system, and a fire suppression system throughout. The electrical system is designed to meet the proposed Indiana Energy Code and incorporates an emergency generator to maintain critical systems. Technology includes capabilities for computers throughout the facility, building surveillance, and electronic security access at critical entrances to maintain student safety.

### Interior Finishes:

The interior of the building includes painted drywall in classrooms and block in the public areas. Corridors are coated with a durable acrylic coating over drywall. Most spaces are a combination of carpet tile and VCT.

All of the elementary school principals were consulted throughout the design process to determine scope and need. While the individual sections of the schematic design manual outline the project scope, the major scope items include:

#### K-2 Building:

- 9 Kindergarten classrooms
- 16 General classrooms (1<sup>st</sup>-2<sup>nd</sup> grade)
- 1 Music room
- 1 Art room
- Media Center
- Gymnasium
- Cafeteria/Serving Area
- Stage
- 4 Special Education Spaces (ENL, MIMH, LD, Speech)

#### 3-5 Building:

- 21 General classrooms (3<sup>rd</sup>-5<sup>th</sup> grade)
- 1 Music room
- 1 Art room
- 1 Computer lab
- Media Center
- Gymnasium

- Cafeteria/Serving Area
- Stage
- 7 Special Education Spaces (EH, ENL, MIMH, MO/SP, LD, Speech, OT/PT)

Shared Spaces:

- Kitchen
- Boiler Room/Electrical Room
- Receiving Area
- Custodial/Kitchen Break Room
- Head in Room

High School:

Objectives:

- Creation of an auxiliary gymnasium to provide teaching space for physical education and additional practice space for athletic teams. The new facility compliments the existing building and should not detract from Case Arena.
- The addition of a locker room that would provide equal facilities for both boys' and girls' athletic teams.
- To provide additional P.E. storage space, a training room, and athletic offices adjacent to the new gymnasium.
- To examine the traffic patterns around the school and provide more control at drop-off and pick-up locations. This would include a new drop-off zone outside the new lobby for buses as well as a small visitor parking area outside the AD office.
- Provide athletic fields that were previously off-site, on the school campus which would provide equivalent athletic facilities for girls' softball.
- Provide security around the perimeter of the athletic fields with a walkway that connects the city path to the fields. A small ticket booth should be located near the entrance of the complex.
- A concession/press box/restroom building that serves one soccer field and two softball fields with clear views to all fields. A small storage area should be included for athletic equipment.

Project Summary:

The primary goal for the construction of the High School Physical Education Gymnasium is to provide physical education teaching space, additional athletic practice facilities, and a smaller arena for spectator competitions for up to 750. The gymnasium will be designed with a main basketball/volleyball court with two full-size courts that can be used for both basketball and volleyball. The project will include two new locker rooms, a physical education office, a training room, and an Athletic Director's office with a reception area. In addition to the building addition, the site adjacent to the existing middle school will be developed into an athletic complex which will include a varsity soccer field, a practice soccer field, as well as varsity and practice softball fields with dugouts. In the center of the complex will be a structure that houses concessions, press box, and restroom facilities.

Upon completion of the project, the building's addition will add approximately 26,000 gross square feet to the existing high school facility and provide equitable facilities for girls' athletics and better physical education space. The entire project is expected to be complete in September 2007 for student occupancy in October 2007.

#### Site:

The site for the athletic fields includes storm water management systems to meet clean water requirements and subsurface drainage at the athletic fields. A potential wetlands area will be surveyed to determine scope. Additional parking will be added to help with the additional cars that would be generated from the creation of the two new soccer and softball fields and daily parking for the adjacent middle school. Near the building a water retention area will be considered to help eliminate the potential for flooding.

#### Building Construction:

The exterior of the building will be developed to compliment the existing facility. The roof will be an EPDM membrane. Structurally the building will use long-span steel joists supported on steel beams and columns.

#### Building Systems:

The building includes a stand alone air handling unit with individual VAV boxes serving the locker room/office areas and a constant volume air handler that will serve the gym. A new gas fired water heater will also be added. There is no fire suppression system in the existing building so one will not be added to the new facility. Additional firewalls will need to be provided to create the required building separations. The electrical system will tie into the existing campus system with new surge suppression and grounding systems added. A sound system will be provided at the gymnasium. The varsity soccer and softball fields will include lighting (as an alternate) as well as sound systems.

#### Interior Finishes:

The interior of the new addition should compliment the existing structure. This would include painted block and terrazzo or similar flooring material in the connecting lobby.

The high school principal and athletic director were consulted throughout the design process to determine scope and need. While the individual sections of the schematic design manual outline the project scope, the major scope items include:

#### Gymnasium Addition:

- 750 Seat P.E. Gym
- 2 Locker Rooms
- Physical Education Office
- Training Room

- Athletic Director's Office

Site Development:

- Varsity Soccer Field
- Practice Soccer Field
- Varsity Softball Field
- Practice Softball Field
- Concessions and Restroom Building

**Comments:** The Superintendent spoke about the project. They are the only school corporation that was successful in the petition and remonstrance process since the moratorium was lifted. The district has 3,200 students and is located in Clinton County. The Hispanic population in the area has increased from 14% in 2000 to 30% today. Officials considered two elementary schools on one site in 2002 to replace three buildings, which are 80 years old. The project also would have converted one of those three facilities into an administrative and vocational/adult education facility as well as an addition to the high school for physical education. The school board approved the project, but a remonstrance was filed and the project was defeated by 78 signatures. A task force was later formed with a facilitator from Indiana University to discuss facility needs. The task force recommended two elementary schools on two separate sites and the physical education addition and improvements at the high school. The administration portion of the project was dropped. A study was completed to determine a list of priorities. The costs of several options were analyzed. The cost for three elementary schools on three sites was \$51 million, the cost of two elementary schools on two sites was \$36 million and the cost of two elementary schools on one site is \$30,995,000. The cost estimate of the physical education improvements at the high school were \$6,625,000. The school board then selected a site for the elementary school and added the athletic fields to the project. The school district currently uses the city field for the softball program. At the 1028 hearing in April 2005, the school board approved by a 7 to 0 vote to build two elementary schools on one site as well as the physical education improvements and athletic fields at the high school. A remonstrance petition was filed and the outcome of the signature drive was 3,003 in favor and 1,662 opposed the project.

Dr. Tom Stout, taxpayer, continued the discussion. He supports this project completely, though he was opposed to it initially. This project blends into one elementary facility from various backgrounds. The current facilities are unsafe and need to be updated. The community recognizes the need for facility improvements.

Don Stock, Mayor of the city of Frankfort, spoke about the project. He presented a speech at the building meeting and emphasized keeping the goals of the end of this project in mind. Officials have been working on this issue for years trying to come to a happy medium. He believes this project will attract people to live in their community with quality schools.

Ron Fischer, taxpayer, spoke in opposition to the project. He has two children in the school district who would not attend the new school. He feels he represents those individuals who do not normally speak out. He referenced a 2002 news article that stated officials felt need for a new facility to establish building equity in the district. The new school has not improved the grades of students. He said the Superintendent felt two schools on one site was a good idea due to success of the same type of facility in Brownsburg, but he does not believe that is a good

argument for the project. He thinks the school board and school officials have resisted listening to the community. He said the community was not clear where decisions were coming from at some of the public meetings. He said the project cost in an article was reported to be \$28 million and now it is up to \$38 million. He noted the cost of this project is higher than other elementary school projects listed on the DLGF website. The size of the auxiliary gymnasium has increased and the size of the new school property has also increased. He is confused as to the fate of the old Southside Elementary School building, will it be demolished or renovated. He feels it has been difficult for citizens to keep up with project specifics. He stated the architect fees are the sixth highest when compared to other projects since 2003. He believes architects increase the project costs to collect more fees. Mr. Barnes noted state law requires a fixed rate for the architect. Mr. Fischer continued by comparing the populations of Frankfort and Brownsburg. He noted the population of Frankfort is decreasing per the U.S. Census Bureau so this is not a good time to increase taxes. The population of Frankfort in 2000 was 16,600 versus 14,500 in Brownsburg. The number of residents with a college education in Frankfort was 7.8% versus 32.3% in Brownsburg. The number of owner occupied homes in Frankfort was 61% versus 80% in Brownsburg. The number of residents over 65 in Frankfort was 15.7% versus 11.7% in Brownsburg. The median home value in Frankfort was \$76,000 versus \$124,000 in Brownsburg. He feels school officials did not take into account the Frankfort community when considering this project. He noted the tax rate in Frankfort is in the upper 10% of the state of Indiana. He feels the community would not support the demolition of Southside Elementary School. The Superintendent noted Southside Elementary School was not to be demolished. Mr. Fischer spoke to a school official in Evansville that felt renovation was more economical than building new. He spoke to someone regarding a Bedford middle school project with 600 students and the cost to renovate was \$5 million versus \$40 million to build new. Mr. Barnes questioned if those projects were smaller facilities and noted two facilities on one site decreased needs in administrative staff and nurses. Mr. Fischer felt officials could add on to current facilities that still have a useful life. Mr. Barnes said that older construction sometimes has different levels making additions difficult or impossible. Mr. Fischer continued that the task force did not recommend the option that is being considered. He noted the school corporation already owns land that could be used for this project and he does not agree with the use of eminent domain to acquire another site for this project. He feels the cost estimates for this project are high and the proposed site of the elementary is a poor choice. The choice to use Brownsburg as a comparison is bad because the tax base in Brownsburg is higher.

David Rodkey, taxpayer, spoke against the project. He is a life long resident of Frankfort and he submitted written comments. He takes issue with closing three elementary schools and consolidating to one large facility. He believes the information presented to the public was not correct and affected the outcome. He is for new schools, just not this one. He sees a need to replace Riley and Kiger Elementary schools. He believes the cost of three new elementary schools would be \$31 million rather than \$55 million. He did not see equity in the square foot per student of the three options and referred to page 2 of exhibit A of his submitted information. The comparison of building costs is listed on page 3 of the information he submitted. He feels the school board used a divide and conquer tactic at the 1028 hearing by not allowing those opposed to the project a block of time as requested, but instead three minutes per speaker. There has been no adjustment to the plan since the remonstrance.

Jerry Cordry, taxpayer, spoke in opposition to the project. He is concerned by the location of the new facility. It will be located on State Road 39 and school officials are hoping the state will install a stoplight at the facility, but that is not a guarantee.

Dean Huddleston, school board member, continued the discussion. He said he was not sure how to respond to the concerns raised. The brochure that was sent out to the community stated the proposed location. He thinks it is easy to throw out information, but difficult to support it.

Dr. Tom Stout, taxpayer, continued the discussion. He said it is possible to walk to any of the school facilities in 15 minutes and there is no perfect location. This option blends the schools and replaces antiquated facilities. This project was reconfigured from the first project that he opposed. He feels this option is cost effective and the community cannot afford not to do this project.

Mr. Bowen asked if this project is the same as presented at the 1028 hearing. The Superintendent said the initial plan was to renovate the Southside Elementary School for use as an administrative, vocational education and technology center, but was dropped from this project. There was no site selected in the first round, but was determined in the second round. The grade configuration has also changed since the original proposal. Mr. Bronnert said he thought the question was has there been changes to this project since the 1028 hearing in April 2005 and the Superintendent said the size of the project was reduced.

Mr. Nemeth questioned the \$10 million increase in the project mentioned earlier by a taxpayer opposed to the project. The Superintendent said the project cost at the 2002 1028 hearing was \$28.5 million and the cost at the April 2005 1028 hearing was \$38.3 million. Mr. Nemeth asked if there was any question of the project cost during the remonstrance and the Superintendent replied no.

Joe Doan, taxpayer and local businessman, spoke about the project. He said he was puzzled by the situation since prior to the 1028 hearing, only two people at the control board hearing attended those public meetings. The growth in the Hispanic population is something the community is dealing with and he feels opponents of the project support segregation. This plan will integrate the population at the kindergarten level rather than the middle school level. He said the school board followed proper procedures and had a remonstrance and the community was afforded the opportunity to speak at public meetings.

Carol Bartley, school board member, noted the three minute time limit instituted at the 1028 hearing was for all that spoke about the project.

Mr. Rodkey said this is not a race issue. He is a realtor and feels neighborhoods should have a school in the area.

Mr. Fischer said the Hispanic population has been segregated into the Kiger district. He feels they prefer going to a school in the area where they live and this is not a race issue on either side.



Mr. Nemeth asked if there is an allegation that school corporation dollars were spent on the brochure describing the project. Mr. Rodkey said no, he believes school officials were careful about that issue.

**Motion:** Mr. Umbaugh made a motion to approve a lease rental agreement with maximum annual payments of \$4,027,000 for 22 years. Mr. Bowen seconded the motion, which carried by a vote of 4-2. (Mr. Mills and Mr. Besinger cast the dissenting votes. Mr. Mills said he voted no due to his concerns of the cost per student to educate.)

**Adjournment:** There was no further business to discuss and the meeting was adjourned.